

DP-201 AMEND #4
PER ADMIN ADJUSTMENTS DATED 01/24/02;
11/24/01; 12/23/02; 11/10/03; 05/12/03; 04/14/06

APPROVED CUP

MAPC 12-16-99

WCC 01-11-00

M. APP. COPY 1 of 2

COMMUNITY UNIT PLAN DP-201

WILSON ESTATES RESIDENTIAL

OWNER: WILSON ESTATES

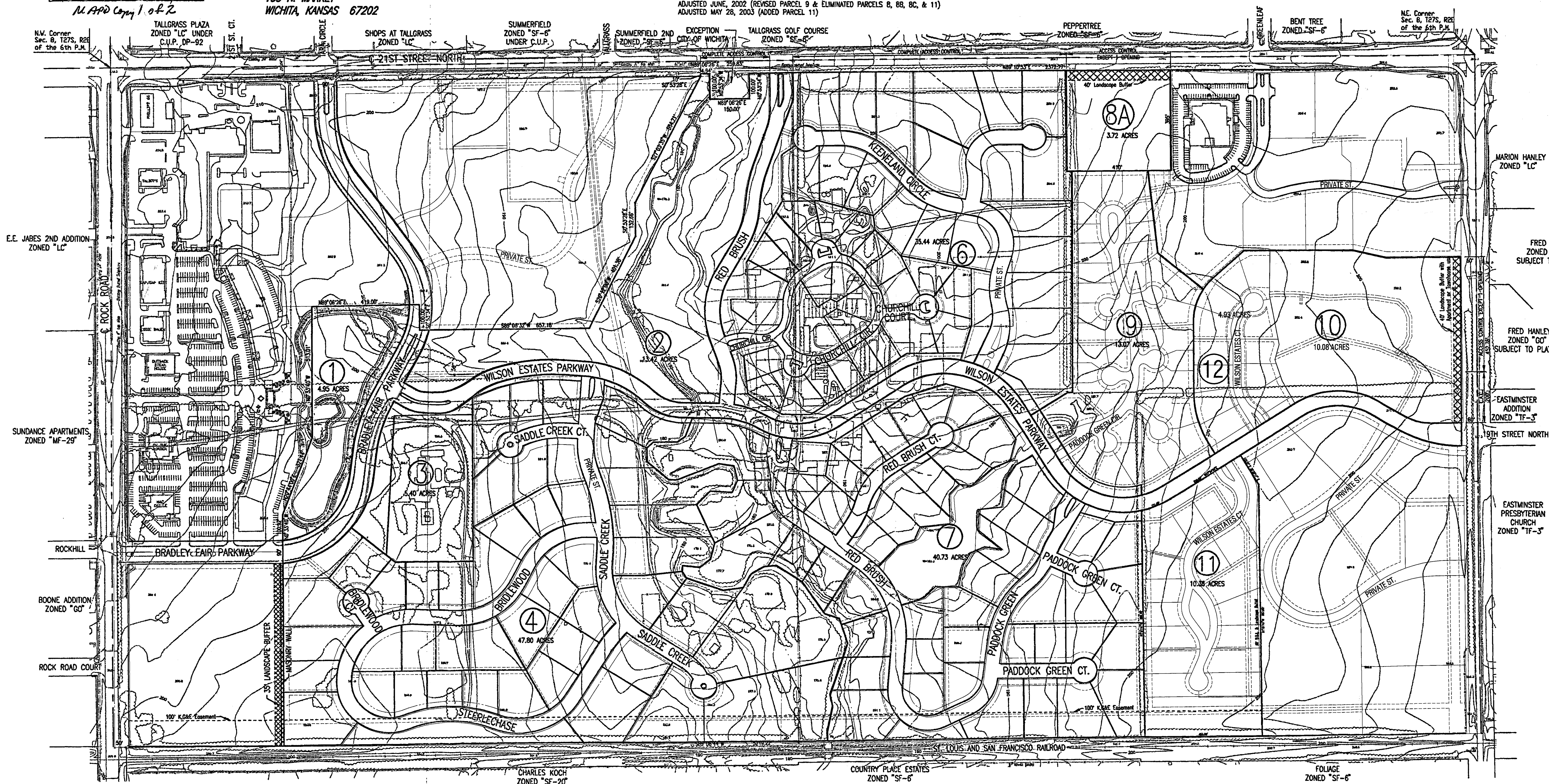
200 MARKET CENTRE

155 N. MARKET

WICHITA, KANSAS 67202

SCALE: 1"=200'

DEC. 18, 1995
AMENDED DEC. 13, 1996
ADJUSTED MAY, 1998
AMENDED DEC. 30, 1999
ADJUSTED NOV. 31, 2000
ADJUSTED JAN. 16, 2001
ADJUSTED NOV. 8, 2001 (PARCEL 8C)
ADJUSTED JAN. 21, 2002 (PARCELS 6, 8, & 9)
ADJUSTED JUNE, 2002 (REVISED PARCEL 9 & ELIMINATED PARCELS 8, 8B, 8C, & 11)
ADJUSTED MAY 28, 2003 (ADDED PARCEL 11)



GENERAL PROVISIONS

1. THIS PROJECT IS PROPOSED TO CONTAIN 203.39 GROSS ACRES OR 189.92 NET ACRES. NET ACRES ARE DETERMINED BY SUBTRACTING COLLECTOR STREET RIGHT-OF-WAY FROM THE GROSS ACRES.
2. THE PROPOSED DEVELOPMENT CONTAINS NINE PARCELS ILLUSTRATING SINGLE FAMILY, PATIO HOMES, DUPLEX AND MULTI-FAMILY USES. FOR ALTERNATE USES AND DENSITIES, SEE PARCEL DESCRIPTIONS.
3. IF THE SITE IS DEVELOPED WITH THE MAXIMUM NUMBER OF UNITS PERMITTED (475) THE OVERALL DENSITY WOULD BE 2.50 DWELLING UNITS PER ACRE.
4. SETBACKS ARE TO BE DETERMINED AT THE TIME OF PLATTING. GENERALLY, THE MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT YARDS - 32' R/W - 20'; 58' R/W - 20'; 64'-70' R/W - 25'; CUL DE SACS - 20'.
SIDE YARDS - 6' MINIMUM AND 15' WHEN ADJACENT TO A PUBLIC STREET. ON PATIO HOMES AND ZERO LOT LINE LOTS, SETBACKS MAY BE REDUCED TO 5' FOR GARAGES ONLY. THERE SHALL BE 12' SEPARATING ALL HABITABLE PORTIONS OF THE UNIT. IF GARAGES ARE SIDE LOADED THEY MUST BE A MINIMUM OF 20' FROM BACK OF CURB.
REAR YARDS - 20' MINIMUM. MAY BE REDUCED TO 10' FOR LOTS ABUTTING PLATTED OPEN SPACE. NOTE: ALL SETBACKS FOR ARTERIAL STREETS SHALL NOT BE LESS THAN 25'.
5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. A DRAINAGE PLAN AND GUARANTEES FOR THE DRAINAGE IMPROVEMENTS SHALL BE PROVIDED AT THE TIME OF PLATTING.
7. SIGNS AS PERMITTED UNDER THE SIGN CODE OF THE CITY OF WICHITA.
8. FINAL DETERMINATION OF STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL BE RESOLVED AT THE TIME OF PLATTING.
9. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE UNIFIED ZONING CODE OF THE CITY OF WICHITA.
10. THE TRANSFER OF TITLE ON ALL OR ANY PORTION OF THE LAND INCLUDED IN THE DEVELOPMENT DOES NOT CONSTITUTE A TERMINATION OF THE LAND OR ANY PORTION THEREOF, BUT SAID PLAN SHALL RUN WITH THE LAND FOR DEVELOPMENT AND BE BINDING UPON THE PRESENT LAND OWNERS, THEIR SUCCESSORS AND ASSIGNS AND THEIR LESSEES UNLESS AMENDED.
11. ACCESS CONTROLS:
A. 21ST STREET NORTH SHALL HAVE TWO OPENINGS. ONE OPENING EACH FOR PARCELS 6 AND 8A.
B. WEBB ROAD SHALL HAVE TWO OPENINGS. ONE OPENING TO PARCEL 10 AND ONE OPENING AT 19TH ST. N. THERE SHALL BE COMPLETE ACCESS CONTROL ON THE SOUTH 200 FEET OF PARCEL 10.

12. A HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PLAT OF EACH PARCEL TO PROVIDE FOR THE MAINTENANCE OF NON PUBLIC OPEN SPACE, PARKING AREAS, PRIVATE STREETS, WALLS, BUFFER AREAS, LAKES, ETC. TWO OR MORE OF THE HOMEOWNER ASSOCIATIONS MAY JOIN TOGETHER TO FORM A MASTER ASSOCIATION. FAILURE TO PROPERLY MAINTAIN THE PRIVATE SPACES, FACILITIES OR SYSTEM, AND AFTER JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION, SHALL CONSTITUTE A VIOLATION OF THE BUILDING PERMIT AUTHORIZING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND SHALL GIVE THE CITY THE RIGHT TO MAINTAIN THE AREAS PREVIOUSLY LISTED AND ASSESS THE COST TO THE PROPERTY OWNERS.
13. MINIMUM LOT SIZES FOR SINGLE FAMILY DETACHED UNITS SHALL BE 5,000 S.F., EXCEPT FOR ZERO LOT LINE AND PATIO HOMES WHICH SHALL BE 4,500 S.F. MINIMUM LOT SIZES FOR DUPLEXES SHALL BE 8,000 S.F.
14. SHOULD AN ALTERNATE LAND USE, PERMITTED IN THE PARCEL DESCRIPTIONS, BE DEVELOPED INSTEAD OF THE PARCEL PLAN AS ILLUSTRATED, A CONCEPTUAL SITE PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE DIRECTOR OF PLANNING. THE APPROVAL SHALL BE SUBJECT TO THE CONDITIONS OF PLATTING.
15. FIRE LANES SHALL BE IN ACCORDANCE WITH THE FIRE CODE OF THE CITY OF WICHITA. FIRE HYDRANT INSTALLATION AND PAVED ACCESS TO ALL BUILDING SITES SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION PRIOR TO ISSUANCE OF BUILDING PERMITS.
16. A. WALLS ARE PERMITTED IN PLATTED WALL EASEMENTS. A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO THE CONSTRUCTION OF ANY WALL. WALLS AND ENTRY MONUMENTS, IF APPLICABLE, SHALL BE ALLOWED TO CROSS UTILITY EASEMENTS.
B. SAID WALL SHALL BE A SOLID OR SEMI-SOLID WALL CONSTRUCTED OF STONE, MASONRY, BRICK, ARCHITECTURAL TILE, ARCHITECTURAL CONCRETE PANELS OR SIMILAR MATERIALS (NOT INCLUDING WOVEN WIRE OR WOOD).
17. LANDSCAPE BUFFERS:
A. A 40' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE NORTH PROPERTY LINE OF PARCEL 8 AND THE EAST PROPERTY LINE OF PARCEL 10.
B. A 15' LANDSCAPE BUFFER SHALL BE REQUIRED ALONG THE SOUTH AND WEST PROPERTY LINES OF PARCEL 10 WHEN DEVELOPED WITH OFFICE, APARTMENT, TOWNHOUSE OR RETIREMENT CENTER USES AND ADJACENT TO SINGLE FAMILY OR DUPLEX USES.
C. LANDSCAPE BUFFERS AND SCREENING - SHALL BE IN ACCORDANCE WITH THE UNIFIED ZONING CODE OF THE CITY OF WICHITA. A LANDSCAPE PLAN INDICATING THE LOCATION, TYPE, AND SPECIFICATION OF PLANT MATERIALS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT(S). THE LANDSCAPE PLAN SHALL ALSO STATE HOW WATER IS TO BE PROVIDED TO THE PLANT MATERIALS.

- D. A 30' LANDSCAPE BUFFER SHALL BE REQUIRED ON THE EAST PROPERTY LINE OF PARCEL 11 EXCEPT FOR THE SOUTH 100 FEET OF DEDICATED K&AE EASEMENT.
- E. FAILURE TO PROPERLY MAINTAIN THE REQUIRED LANDSCAPING SHALL BE CONSIDERED A VIOLATION OF THE C.U.P. AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND THE SUPERINTENDENT OF CENTRAL INSPECTION.
- F. A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS AND WATERING SYSTEM(S) APPROVED FOR THE LANDSCAPE PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN INSTALLED.
18. TRASH RECEPTACLES SHALL BE APPROPRIATELY SCREENED TO REASONABLY HIDE THEM FROM GROUND VIEW WHEN COMMERCIAL SIZED UNITS ARE USED.
19. SIDEWALK LOCATIONS SHALL BE AS INDICATED ON THE PLAN VIEW. LOCATIONS ALONG PUBLIC STREET RIGHT-OF-WAY ARE SUBJECT TO MODIFICATIONS AT THE TIME OF FINAL PLATTING.
20. ARCHITECTURAL CONTROL:
PARCEL 10 SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS IF DEVELOPED WITH TOWNHOUSE, OR APARTMENT USES. THE CONDITIONS ALSO APPLY TO RETIREMENT CENTER OR NURSING HOMES IN PARCEL WHERE NOTED.
A. SITE RESTRICTIONS (ITEMS A2-A4 APPLY TO RETIREMENT CENTER OR NURSING HOMES)
1. 2 PARKING SPACES PER DWELLING UNIT SHALL BE REQUIRED.
2. ALL DRIVES AND PARKING AREAS SHALL INCLUDE CURBS AND GUTTERS.
3. ENTRY DRIVES SHALL BE DESIGNED TO THE CITY'S MAJOR ENTRANCE STANDARDS.
4. A 35 FOOT BUILDING SETBACK SHALL BE REQUIRED ALONG THE WEST AND SOUTH SIDES OF PARCEL 10.
B. ARCHITECTURAL RESTRICTIONS (ITEMS B1, B4, B5, B6, B8, & B9 APPLY TO RETIREMENT CENTER OR NURSING HOMES)
1. BUILDING ELEVATIONS WILL BE DESIGNED TO INCORPORATE PROJECTIONS AND RECESSES TO CREATE SHADE AND SHADOWS.
2. AT LEAST ONE THIRD OF THE BUILDINGS WILL HAVE A TWO STORY HEIGHT LIMITATION.
3. NO BUILDING SHALL BE PERMITTED TO INCLUDE MORE THAN 16 DWELLING UNITS FOR A 2 STORY BUILDING AND 20 UNITS FOR A 3 STORY BUILDING.
4. ALL ROOF STRUCTURES SHALL CONSIST OF WOOD SHAKE, ARCHITECTURAL TILE, OR ARCHITECTURALLY TEXTURED COMPOSITION SHINGLES.

5. ROOFS SHALL BE PREDOMINANTLY PITCHED, AND THE PREDOMINANT ROOF PITCH SHALL BE NO LESS THAN 7:12.
6. ALL STRUCTURES SHALL INCORPORATE MULTIPLE ROOF FORMS WITH VARYING EAVE LEVELS.
7. A MINIMUM OF TWENTY-FIVE PERCENT OF THE DWELLING UNITS SHALL BE PROVIDED EITHER ATTACHED OR DETACHED GARAGE SPACE. ANY GARAGE DOORS VISIBLE FROM ADJACENT STREETS SHALL BE SCREENED.
8. BEFORE A BUILDING PERMIT IS ISSUED, FOR PARCELS 10, THE DEVELOPER SHALL NOTIFY THE PLANNING DEPARTMENT, THE TALLGRASS EAST HOME OWNERS ASSOCIATION, AND THE BENT TREE HOME OWNERS ASSOCIATION FOR THEIR REVIEW OF ANY PROPOSED BUILDINGS.
9. THE ARCHITECTURAL FACADE ON ANY BUILDING FOR NURSING HOME OR RETIREMENT CENTER USES SHALL BE DESIGNED WITH A RESIDENTIAL ARCHITECTURAL CHARACTER, AND SHALL SHARE CONSISTENT COLOR, TEXTURE AND PREDOMINATE EXTERIOR BUILDING MATERIALS AS THE SURROUNDING RESIDENTIAL AREAS.
10. IN THE EVENT AN APARTMENT PROJECT IS DEVELOPED, THEN A MINIMUM OF TWENTY (20) PERCENT OF THE TOTAL DWELLINGS SHALL BE CONSTRUCTED IN A "TOWNHOUSE" STYLE OR ANOTHER RESIDENTIAL CONFIGURATION. A TOWNHOUSE IS DEFINED AS A "THROUGH" UNIT IN WHICH NO PORTION OF ANOTHER DWELLING UNIT SHALL BE SITUATED ABOVE OR BELOW THE DWELLING UNIT (GARAGES, WHICH MAY BE LOCATED BENEATH A DWELLING UNIT WILL NOT BE CONSIDERED A PART OF THAT OR ANOTHER DWELLING UNIT).
- C. LANDSCAPE RESTRICTIONS (ALL ITEMS APPLY TO RETIREMENT CENTER OR NURSING HOMES)
1. A MINIMUM OF 1.5 TREES PER DWELLING UNIT AT 1.5" MINIMUM CALIPER SHALL BE REQUIRED. EXISTING TREES ON THE INTERIOR OF THE SITE MAY BE COUNTED TO MEET THIS REQUIREMENT.
2. A 40 FOOT LANDSCAPE BUFFER WITH A MINIMUM 1 SHADE TREE OR 2 ORNAMENTAL TREES OF 2" CALIPER MINIMUM, PER 500 SQUARE FEET SHALL BE REQUIRED ALONG BOTH 21ST STREET NORTH AND WEBB ROAD. TEN SHRUBS MAY BE SUBSTITUTED PER TREE FOR UP TO 133% OF THE TREE REQUIREMENT. EXISTING TREES AND EVERGREENS MAY BE INCLUDED TO SATISFY THE LANDSCAPE REQUIREMENT WITHIN THE BUFFER AREA.
3. WITHIN THE REQUIRED 15 FOOT LANDSCAPE BUFFERS, A MINIMUM OF ONE SHADE TREE OR TWO ORNAMENTAL TREES AND FIVE SHRUBS SHALL BE REQUIRED FOR EACH THIRTY LINEAR FEET OF THE BUFFER, WITH AT LEAST ONE THIRD OF THE TREES AND SHRUBS BEING EVERGREEN.
4. AT THE MAJOR ENTRANCES, THE DEVELOPER SHALL INSTALL AND MAINTAIN MEDICAL PLANTINGS WHICH MAY INCLUDE FLOWERS IN THE APPROPRIATE SEASON.
5. USING HEDGES OR FENCING, THE DEVELOPER WILL SCREEN UTILITY METERS AND TRASH RECEPTACLES FROM GROUND LEVEL VIEW AT THE PERIMETER OF THE TRACT.
21. A. THE MAXIMUM NUMBER OF TOWNHOUSE AND OR APARTMENT UNITS FOR PARCEL 10 SHALL NOT EXCEED 100 UNITS.

PARCEL DESCRIPTIONS:

PARCEL NUMBER 1:

PROPOSED USES - PARK, OPEN SPACE, RECREATIONAL FACILITIES, ENTRY MONUMENTS, DRAINAGE AND RELATED STRUCTURES.

GROSS AREA - 4.95 ACRES
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - 25'

PARCEL NUMBER 2:

PROPOSED USES - SAME AS PARCEL 1

GROSS AREA - 13.42 ACRES
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - 25'

PARCEL NUMBER 3:

PROPOSED USES - SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX AND RECREATION USES AND FACILITIES.

GROSS AREA - 5.40 ACRES
MAXIMUM DWELLING UNITS - 22
DENSITY - 4.0 DU/ACRE
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4
PARKING - AS PER CITY CODE

PARCEL NUMBER 4:

PROPOSED USES - SINGLE FAMILY, CHURCH AND RECREATIONAL USES AND FACILITIES.

GROSS AREA - 47.80 ACRES
MAXIMUM DWELLING UNITS - 45
DENSITY - 2.0 DU/ACRE
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4
PARKING - AS PER CITY CODE

PARCEL NUMBER 5: (DELETED)

PARCEL NUMBER 6:

PROPOSED USES - SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE, DUPLEX, CHURCH OR RECREATION USES AND FACILITIES.

GROSS AREA - 35.44 ACRES
MAXIMUM DWELLING UNITS - 142
DENSITY - 4.0 DU/ACRE
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4
PARKING - AS PER CITY CODE

PARCEL NUMBER 7:

PROPOSED USES - SINGLE FAMILY, CHURCH, RECREATION USES AND FACILITIES.

GROSS AREA - 40.73 ACRES
MAXIMUM DWELLING UNITS - 47
DENSITY - 3.0 DU/ACRE
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4
PARKING - AS PER CITY CODE

PARCEL NUMBER 8A:

PROPOSED USES - ASSISTED LIVING

GROSS AREA - 3.72 ACRES
MAXIMUM DWELLING UNITS - 50

DENSITY - 13.43 DU/ACRE
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - FRONT YARD - 50'
SIDE YARD - 6'
REAR YARD - 20'
PARKING - AS PER CITY CODE

PARCEL NUMBER 9:

PROPOSED USES - SAME AS PARCEL 6

GROSS AREA - 13.07 ACRES
MAXIMUM DWELLING UNITS - 52
DENSITY - 4.0 DU/ACRE
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4
PARKING - AS PER CITY CODE

PARCEL NUMBER 10:

PROPOSED USES - SINGLE FAMILY, PATIO HOME, ZERO LOT LINE, DUPLEX, 4-PLEX, TOWNHOUSE, APARTMENT, AND CHURCH. (SEE G.P. NO. 21 FOR RESTRICTIONS)

GROSS AREA - 10.08 ACRES
MAXIMUM DWELLING UNITS - S.F., P.H., Z.L.L. & D.P. - 40
4-PLEX, TOWNHOUSE OR APARTMENT - 67
DENSITY - S.F., P.H., Z.L.L. & D.P. - 4.0 DU/AC
4-PLEX, TOWNHOUSE OR APARTMENT - 4.0 DU/AC
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4. THERE SHALL BE A 40' SETBACK ALONG WEBB ROAD FOR TOWNHOUSE, APARTMENT, OR CHURCH USE.
PARKING - AS PER CITY CODE

PARCEL NUMBER 11:

PROPOSED USES - SINGLE FAMILY, PATIO HOME.
GROSS AREA - 10.38 ACRES
MAXIMUM DWELLING UNITS - S.F., P.H., - 17
DENSITY - S.F., P.H. - 1.6 DU/AC
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4.
PARKING - AS PER CITY CODE

PARCEL NUMBER 12:

PROPOSED USES - SINGLE FAMILY, PATIO HOME, ZERO LOT LINE & DUPLEX. (SEE G.P. 21 FOR RESTRICTIONS)
GROSS AREA - 4.93 ACRES
MAXIMUM DWELLING UNITS - S.F., P.H., Z.L.L. & DP. - 19
DENSITY - S.F., P.H., Z.L.L. & DP. - 4.0 DU/AC
4-PLEX, TOWNHOUSE OR APARTMENT - 6.67 DU/AC
MAXIMUM BUILDING HEIGHT - 35'
SETBACKS - SEE G.P. NUMBER 4.
PARKING - AS PER CITY CODE

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
56	NEW BLUE TAMMY	JUNIPERUS SABINA 'TAMARISCIFOLIA'	2-GAL	CONT.
12	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA	5-GAL	CONT.
18	DENSIFORMIS YEW	TAXUS X MEDIA DENSIFORMIS	5-GAL	CONT.
170	BIG BLUE LIRIOPE	LIRIOPE MUSCARI	4"	CONT.
17	SEA GREEN JUN.	JUNIPERUS CHINENSIS SEA GREEN	5-GAL	CONT.
170	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA	5-GAL	CONT.
4	MAIDEN GRASS	MISCANTHUS SINESIS GRACILLIMUS	5-GAL	CONT.
6	SPARTAN JUNIPER	JUNIPERUS CHINENSIS SPARTAN	5-GAL	CONT.
4	URBANITE ASH	FRAXINUS PENNSYLVANICA 'URBANITE'	2.5"	B & B
3	LACEBARK ELM	ULMUS PARVIFOLIA	3" CAL.	B & B
4	AUTUMN BLAZE MAPLE	ACER X FREEMANII	3" CAL.	B & B
2	SHUMARDI OAK	QUERCUS SHUMARDII	2.5"	B & B

LANDSCAPE ORDINANCE CALCULATIONS

185 (TOTAL LIN. FT. OF STREET FRONTAGE)
X 10 (SQUARE FT. FACTOR)

1,850 (TOTAL SQ. FT. OF LANDSCAPED STREET YARD REQUIRED)

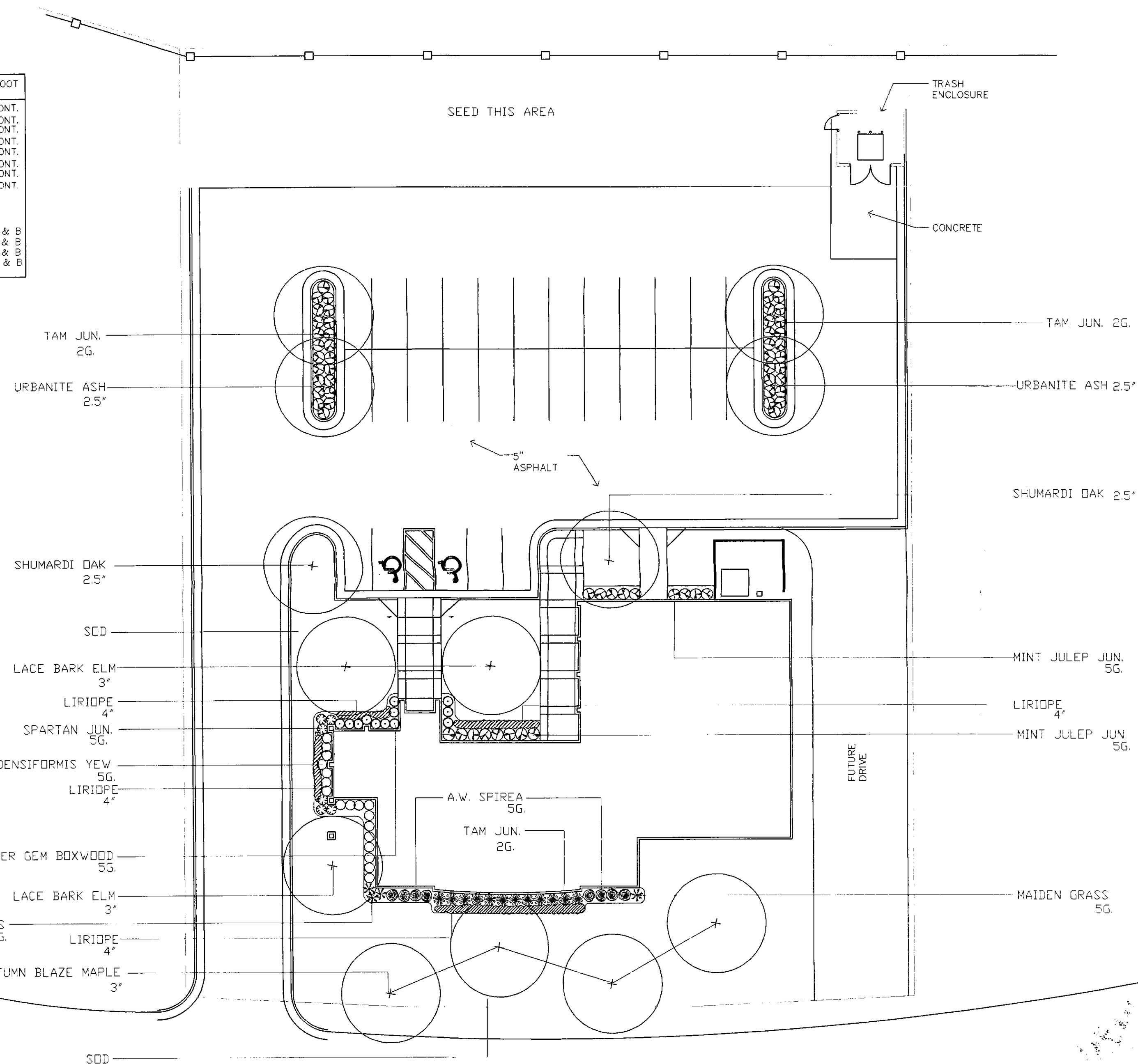
LANDSCAPE PROVIDED: 5,920 SQ. FT.

SHADE TREES REQUIRED: 4
SHADE TREES PROVIDED: 5 SHADE
38 SHRUBS

PARKING LOT TREES REQUIRED: 2
PARKING LOT TREES PROVIDED: 4 SHADE
44 SHRUBS

BUFFER PROVIDED: 6' FENCE

IRRIGATION- WATER FOR PLANT ESTABLISHMENT
TO BE PROVIDED BY AUTOMATIC UNDERGROUND SPRINKLER
SYSTEM WITH RAIN SENSOR



NORTH

SCALE: 1"=20'

A LANDSCAPE PLAN FOR:

NORRIS CHIROPRACTIC LANDSCAPE PLAN

LEGACY PARK

CD-201-Project-20

APPROVED 12/20/21 BY D6
MAY 20 2022

TREE TOP
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

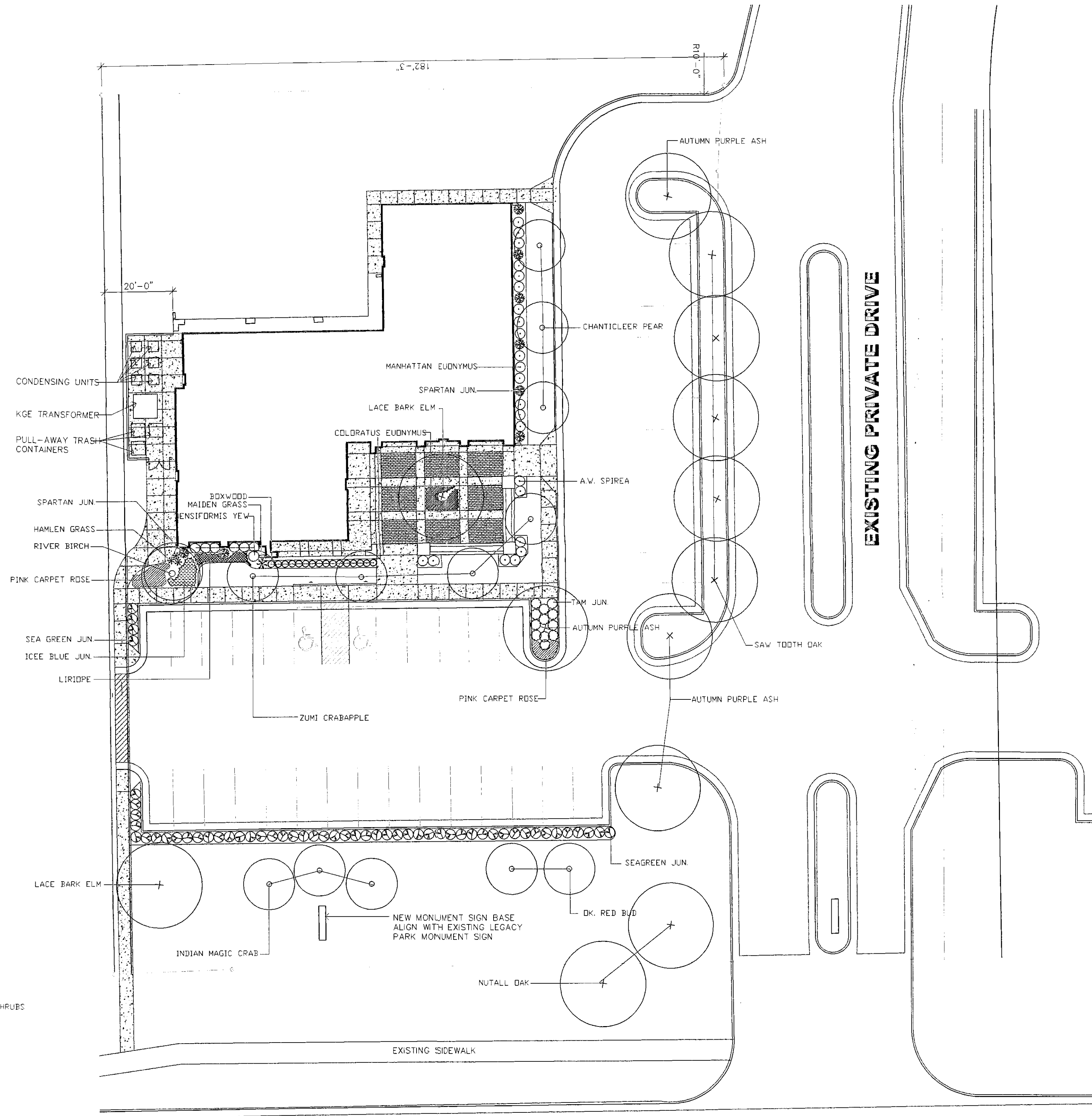
QTY.	COMMON NAME	BOTANICAL NAME	SIZE
4	AUTUMN PURPLE ASH	FAXINUS AMERICANA AUTUMN PURPLE	2.5'
4	ZUMI CRABAPPLE	MALUS ZUMI CALOCARPA	2.5'
1	SAWTOOTH OAK	QUERCUS ACUTISSIMA	3'
1	LACE BARK ELM	ULMUS PARVIFLORA	3'
1	RIVER BIRCH	BETULA NIGRA	10-12'
1	SEA GREEN JUN.	JUUPERUS CHINENSIS SEA GREEN	5G
1	INDIAN MAGIC CRABAPPLE	MALUS INDIAN MAGIC	2.5'
1	OKLAHOMA RED BUD	CERCIS RENIFORMIS	2'
1	PINK CARPET ROSE	ROSA X NOATRAUM	2G
1	D.W. FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES HAMLEN	2G
1	ICEE BLUE JUN.	JUNIPERUS HORIZONTALIS BLUE CHIP	5G
1	LILY TURF	LIRIOPE SPICATA	1G
1	MAIDEN GRASS	MISCANTHUS SINENSIS GRACILLIMUS	5G
1	BOXWOOD	BUXES MICROPHYLLA WINTER GEM	5G
1	ANTHONY WATERER SPIREA	SPIREA X BUMALDI ANTHONY WATERER	5G
1	PURPLE LEAF WINTER CREEPER	JUNIPERUS CHINENSIS SPARTAN	1G
1	SPARTAN JUN.	EUDNYMUS KIAUTSCHOVICUS MANHATTAN	7G
1	MANHATTAN EUDNYMUS	TAXUS X MEDIA DENSIFORMIS	5G
1	YEW	PIRUS CALLERYANA CHANTICLEER	2.5'
1	CHANTICLEER PEAR	QUERCUS NUTALLI	2.5'
1	NUTALL OAK		

PLANT LIST

LANDSCAPE ORDINANCE CALCULATIONS

182' X 10' = 1820 SQ. FT. LANDSCAPED STREET YARD REQUIRED
 2443 SQ. FT. LANDSCAPED STREET YARD PROVIDED
 1820 SQ. FT. DIVIDED BY 500 = 4 SHADE TREES REQUIRED
 STREET YARD TREES PROVIDED = 7 SHADE TREES + 11 ORNAMENTALS + 55 SHRUBS
 PARKING LOT TREES REQUIRED = 2 SHADE TREES
 PARKING LOT TREES PROVIDED = 3
 PARKING LOT SCREENING PROVIDED BY SHRUBS
 NO BUFFER REQUIRED
 NO PARKING SPACES PROVIDED
 IRRIGATION TO BE AUTOMATIC SYSTEM WITH RAIN SENSOR

SCALE: 1" = ²⁰/₃₀'



21ST STREET

EXISTING PRIVATE DRIVE

A LANDSCAPE PLAN FOR:

PIERSON DENTAL OFFICE

LEGACY PARK - WILSON ESTATES

DP-201 Parcel 8B
 LANDSCAPE PLAN

APPROVED 07/28/2014 BY DG

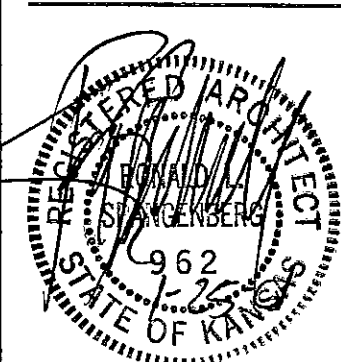


TREE TOP
 NURSERY & LANDSCAPING INC.
 5910 E. 37th NORTH
 WICHITA, KS 67220

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

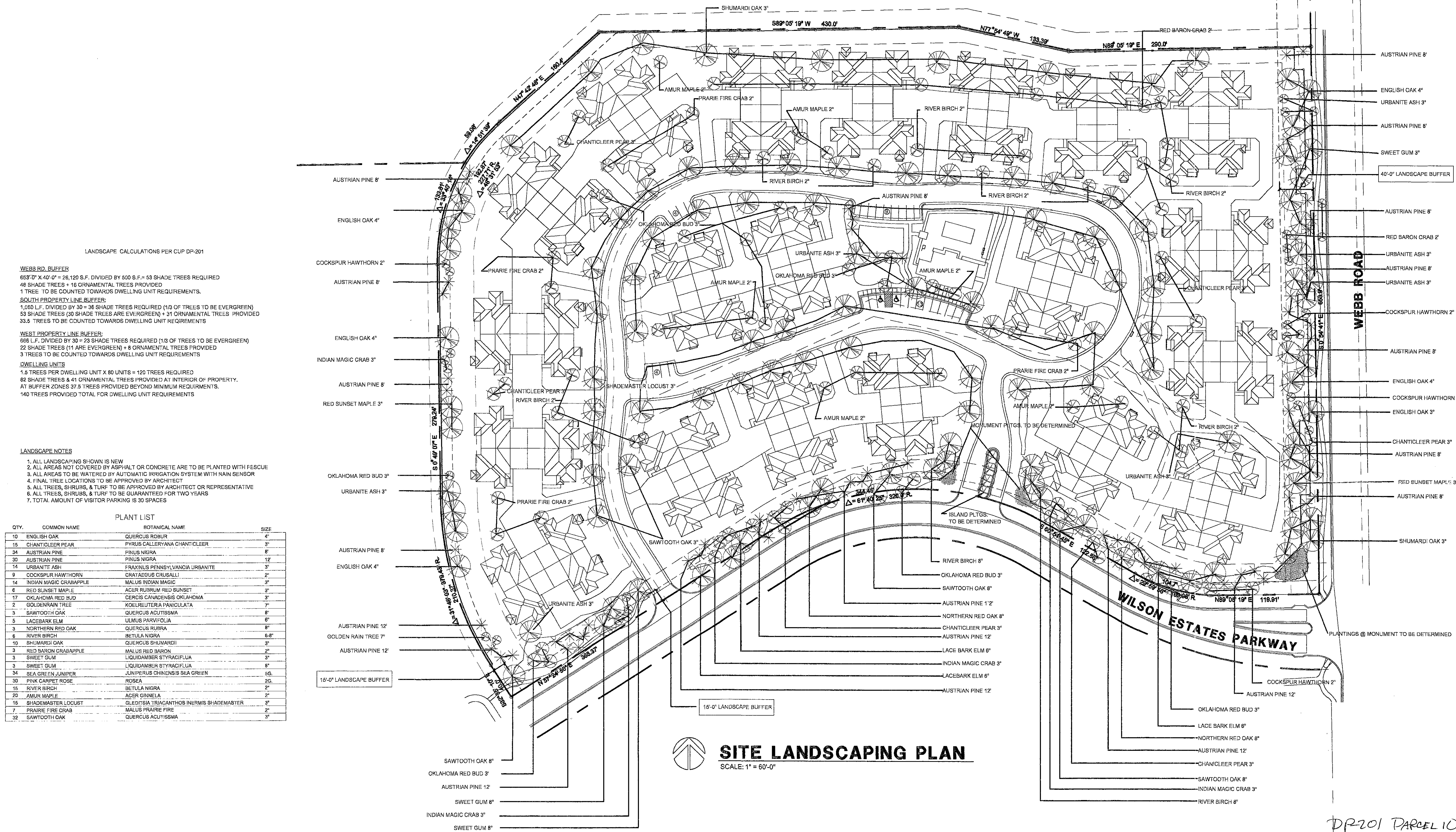
CLUBHOUSE VILLAS
AT WILSON ESTATES

9400 EAST WILSON ESTATES PARKWAY
WICHITA, KS.



REVISED	25 JAN 01
PERMIT	28 NOV 00
ISSUE	DATE
SITE LANDSCAPE PLAN L-SCAPE PLAN.DWG	

C1.5



DR-201 PARCEL 10

LANDSCAPE PLAN

APPROVED 01/27/01 BY DS

LEGAL DESCRIPTION
BLOCK ONE, LOT FIVE OF LEGACY PARK
WILSON ESTATES ADDITION
TO WICHITA, SEDGWICK
COUNTY KS

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE

LANDSCAPE CALCULATIONS PER CUP DP-201

WEBB RD. BUFFER
653'-0" X 40'-0" = 26,120 S.F. DIVIDED BY 500 S.F. = 53 SHADE TREES REQUIRED
48 SHADE TREES + 15 ORNAMENTAL TREES PROVIDED
1 TREE TO BE COUNTED TOWARDS DWELLING UNIT REQUIREMENTS.
SOUTH PROPERTY LINE BUFFER
1,050 L.F. DIVIDED BY 30 = 35 SHADE TREES REQUIRED (1/3 OF TREES TO BE EVERGREEN)
53 SHADE TREES (30 SHADE TREES ARE EVERGREEN) + 31 ORNAMENTAL TREES PROVIDED
35 TREES TO BE COUNTED TOWARDS DWELLING UNIT REQUIREMENTS
WEST PROPERTY LINE BUFFER
608 L.F. DIVIDED BY 30 = 20 SHADE TREES REQUIRED (1/3 OF TREES TO BE EVERGREEN)
22 SHADE TREES (11 ARE EVERGREEN) + 8 ORNAMENTAL TREES PROVIDED
3 TREES TO BE COUNTED TOWARDS DWELLING UNIT REQUIREMENTS
DWELLING UNITS
1.5 TREES PER DWELLING UNIT X 80 UNITS = 120 TREES REQUIRED
82 SHADE TREES + 41 ORNAMENTAL TREES PROVIDED AT INTERIOR OF PROPERTY.
AT BUFFER ZONES 37.5 TREES PROVIDED BEYOND MINIMUM REQUIREMENTS.
140 TREES PROVIDED TOTAL FOR DWELLING UNIT REQUIREMENTS

LANDSCAPE NOTES

- ALL LANDSCAPING SHOWN IS NEW
- ALL AREAS NOT COVERED BY ASPHALT OR CONCRETE ARE TO BE PLANTED WITH FESCUE
- ALL AREAS TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR
- FINAL TREE LOCATIONS TO BE APPROVED BY ARCHITECT
- ALL TREES, SHRUBS, & TURF TO BE APPROVED BY ARCHITECT OR REPRESENTATIVE
- ALL TREES, SHRUBS, & TURF TO BE GUARANTEED FOR TWO YEARS
- TOTAL AMOUNT OF VISITOR PARKING IS 30 SPACES

PLANT LIST

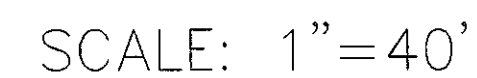
QTY.	COMMON NAME	BOTANICAL NAME	SIZE
10	ENGLISH OAK	QUERCUS ROBUR	4"
15	CHANTICLEER PEAR	PIRUS CALLERYANA CHANTICLEER	3"
34	AUSTRIAN PINE	PIRUS NIGRA	8"
30	AUSTRIAN PINE	PIRUS NIGRA	12"
14	URBANITE ASH	FRAXINUS PENNSYLVANICA URBANITE	3"
9	COCKSPUR HAWTHORN	CRATAEGUS CRIBALLI	2"
14	INDIAN MAGIC CRABAPPLE	MALUS INDIAN MAGIC	3"
8	RED SUNSET MAPLE	ACER RUBRUM RED SUNSET	3"
17	OKLAHOMA RED BUD	CERIS CANADENSIS OKLAHOMA	3"
2	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	7"
3	SAWTOOTH OAK	QUERCUS ACUTISSIMA	8"
5	LACEBARK ELM	ULMUS PARVIFOLIA	6"
3	NORTHERN RED OAK	QUERCUS RUBRA	8"
6	RIVER BIRCH	BETULA NIGRA	6-8"
10	SHUMARDI OAK	QUERCUS SHUMARDII	12"
3	RED BARON CRABAPPLE	MALUS RED BARON	2"
3	SWEET GUM	LIQUIDAMBER STYRACIFLUA	3"
3	SWEET GUM	LIQUIDAMBER STYRACIFLUA	8"
34	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS SEA GREEN	50
30	PINK CARPET ROSE	ROSEA	25
15	RIVER BIRCH	BETULA NIGRA	2"
20	AMUR MAPLE	ACER GINNELA	2"
15	SHADEMASTER LOCUST	CESTROIA TRICANTHOS INERMIS SHADEMASTER	3"
7	PRAIRIE FIRE CRAB	MALUS PRAIRIE FIRE	2"
32	SAWTOOTH OAK	QUERCUS ACUTISSIMA	3"

SITE LANDSCAPING PLAN

SCALE: 1" = 60'-0"

LANDSCAPE ORDINANCE CALCULATIONS

1N



A LANDSCAPE PLAN FOR:

WITCHITA CLINIC

WILSON ESTATES

DP-201 WILSON ESTATES RESIDENTIAL
PORTION OF PARCEL D

PORTION OF PARCEL
LANDSCAPE PLAN

APPROVED 7/12/00 BY TCS

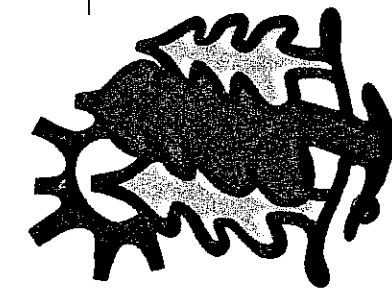
MAPD Copy 1 of 2

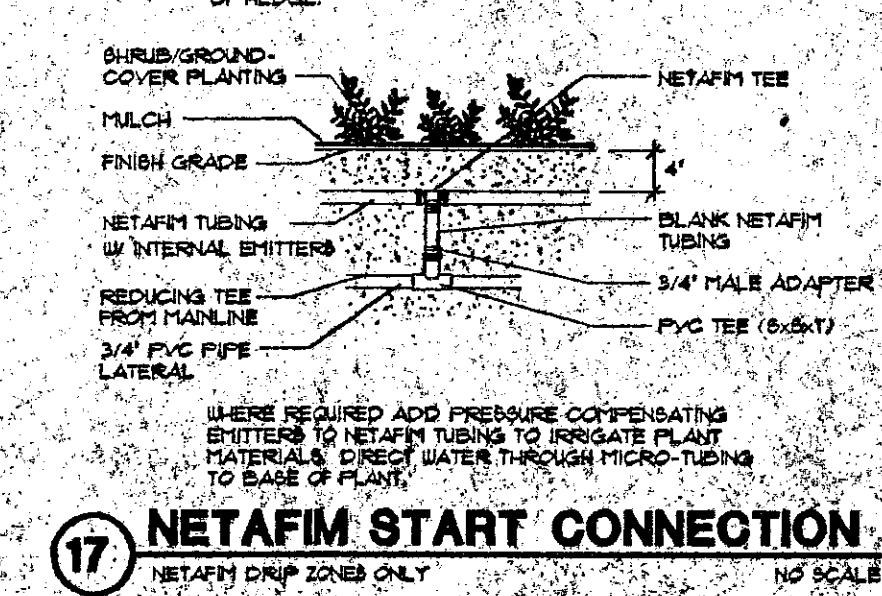
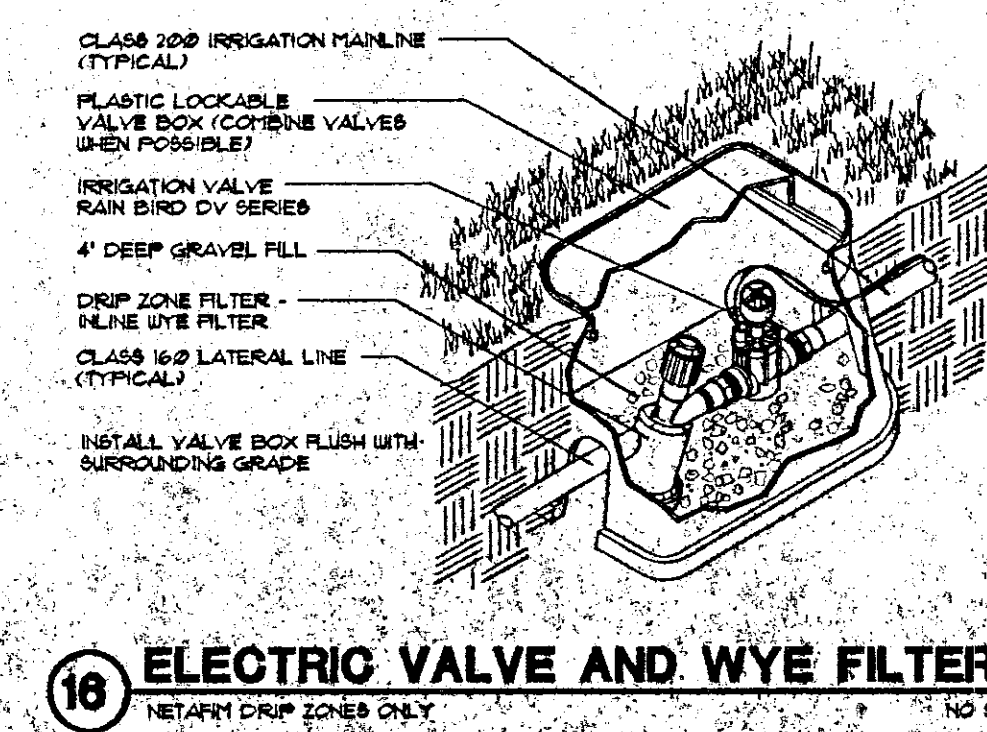
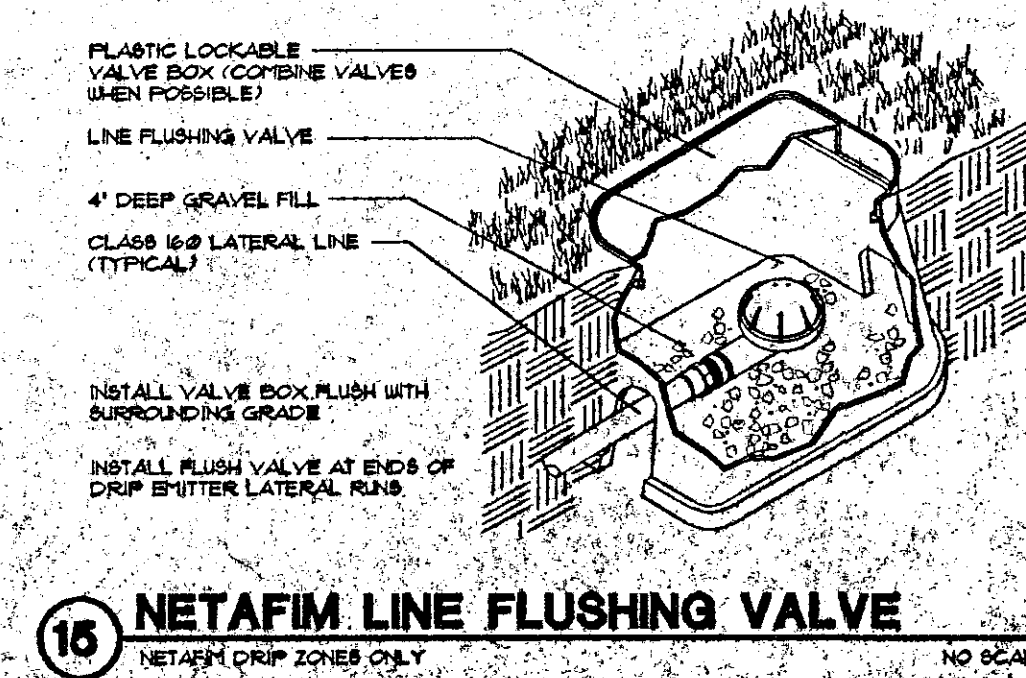
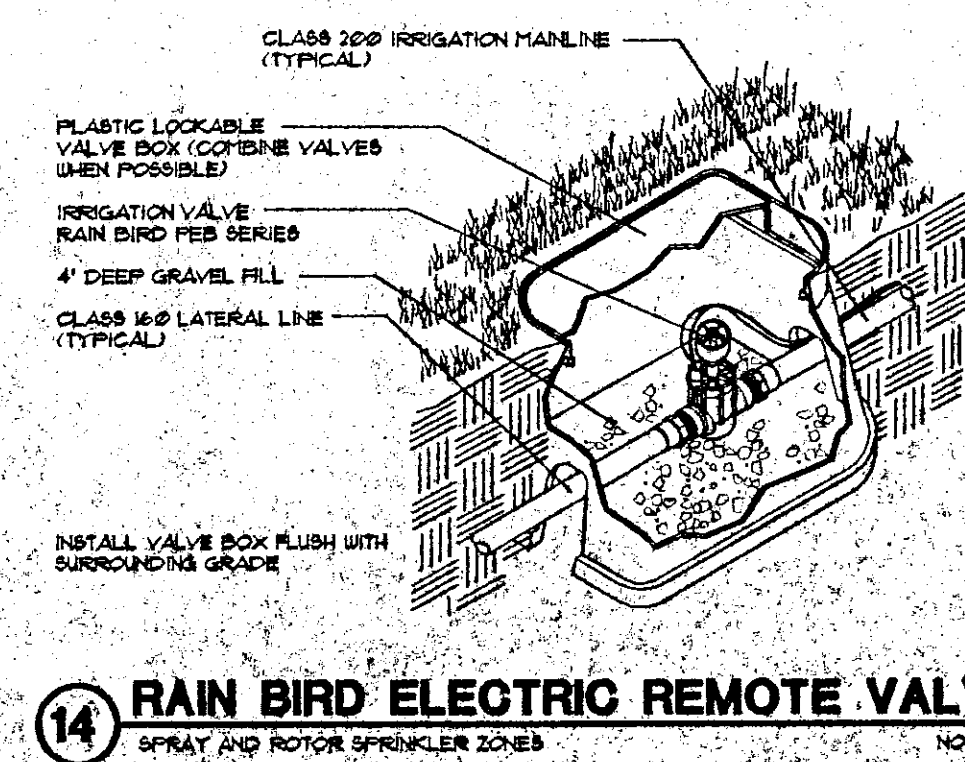
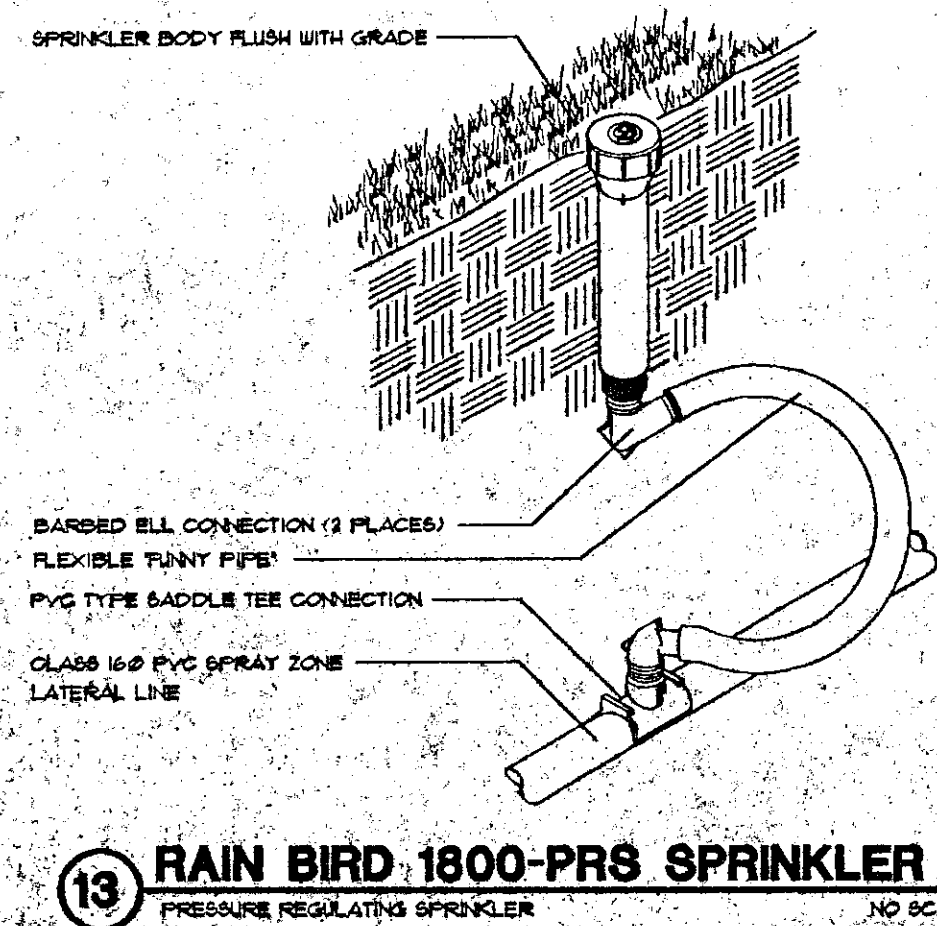
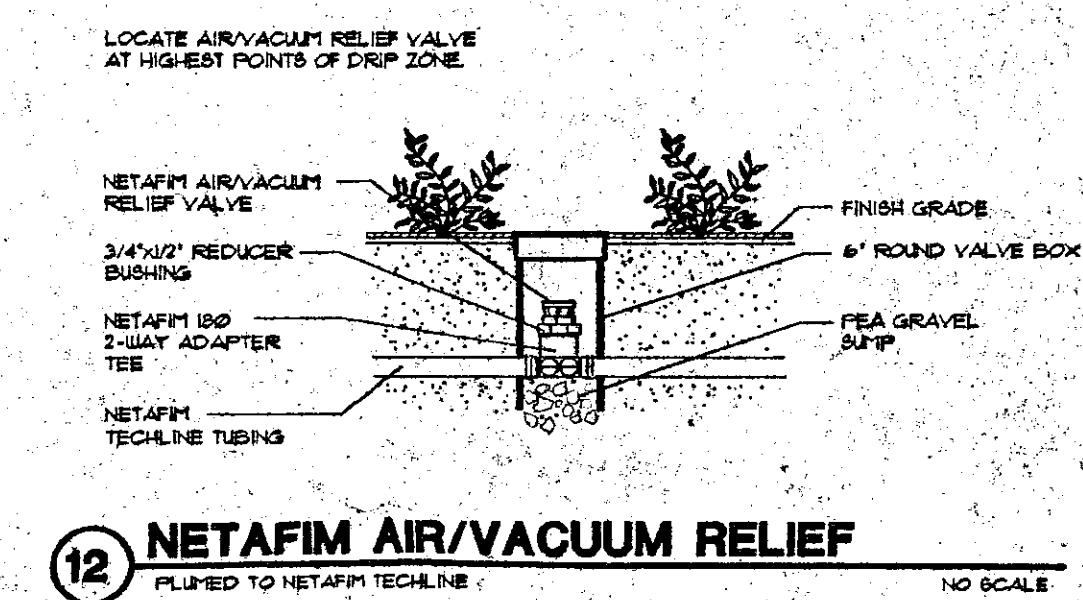
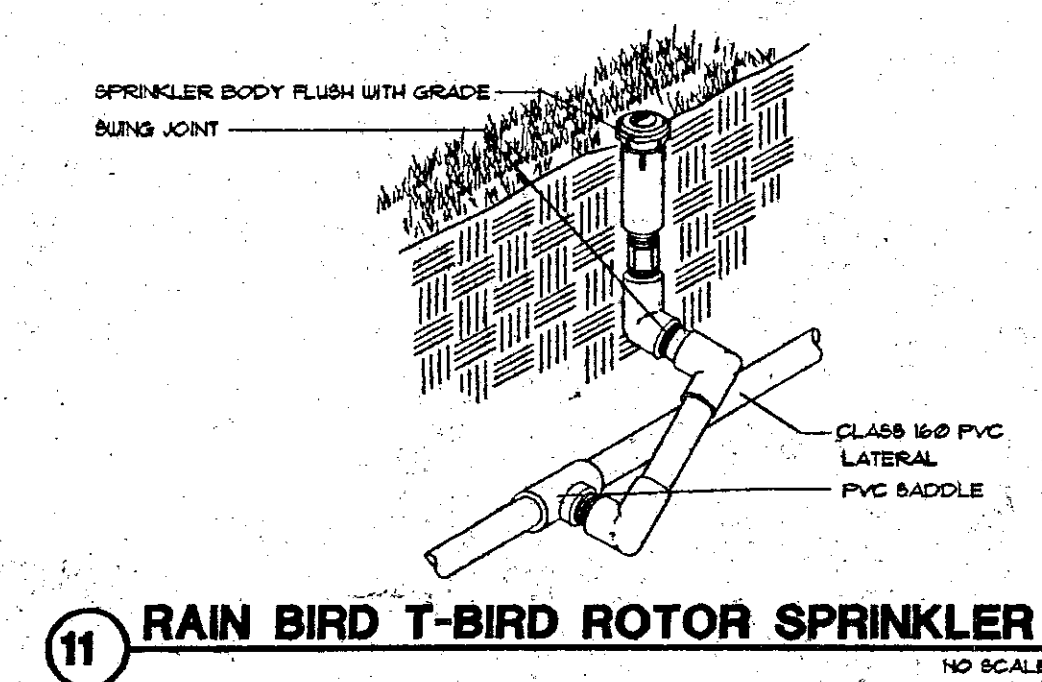
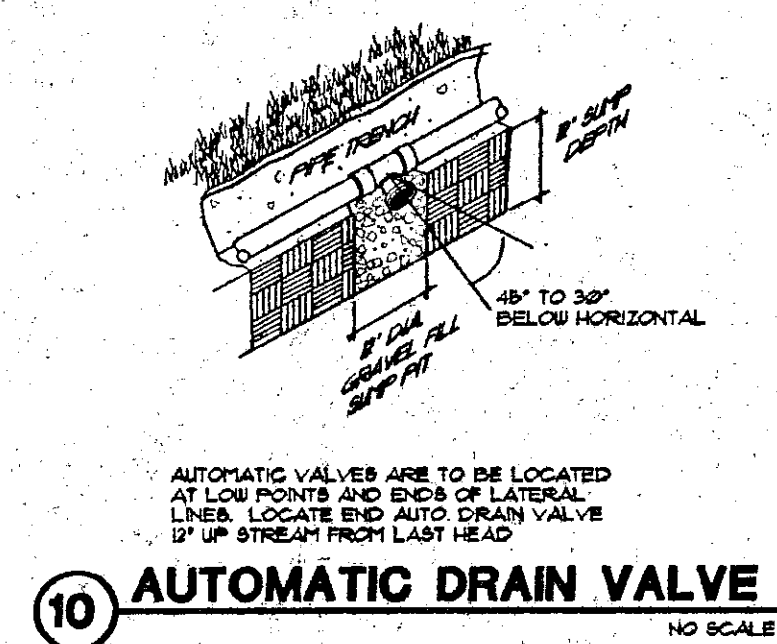
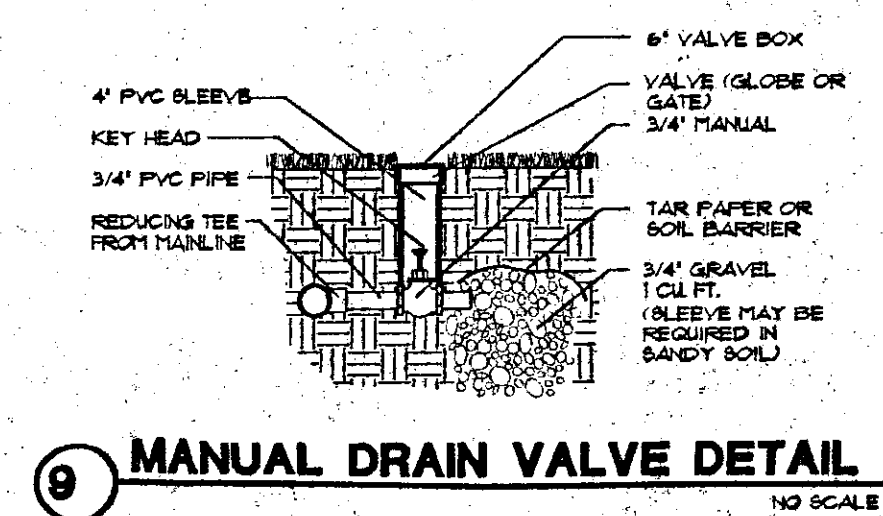
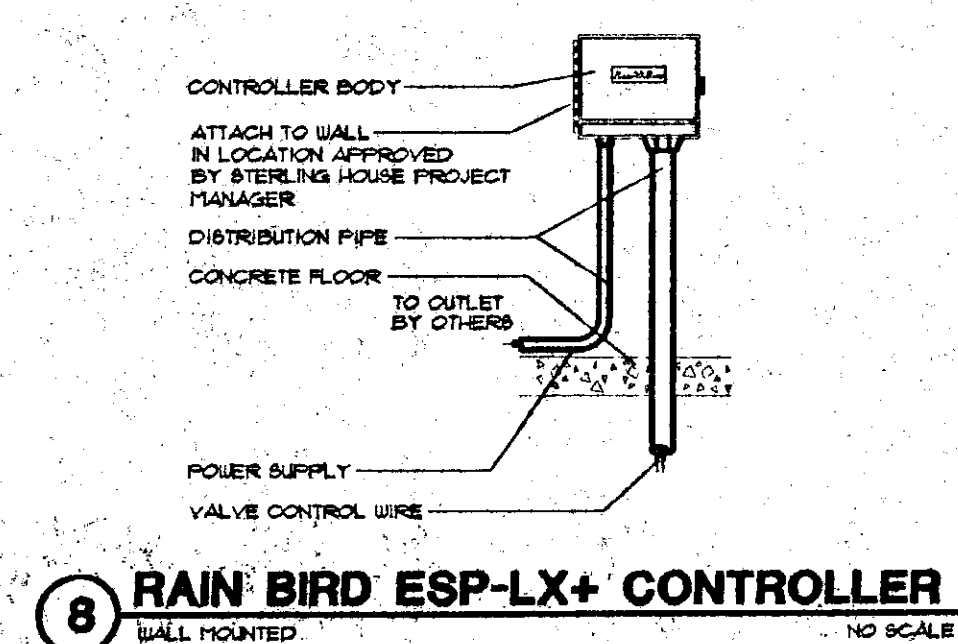
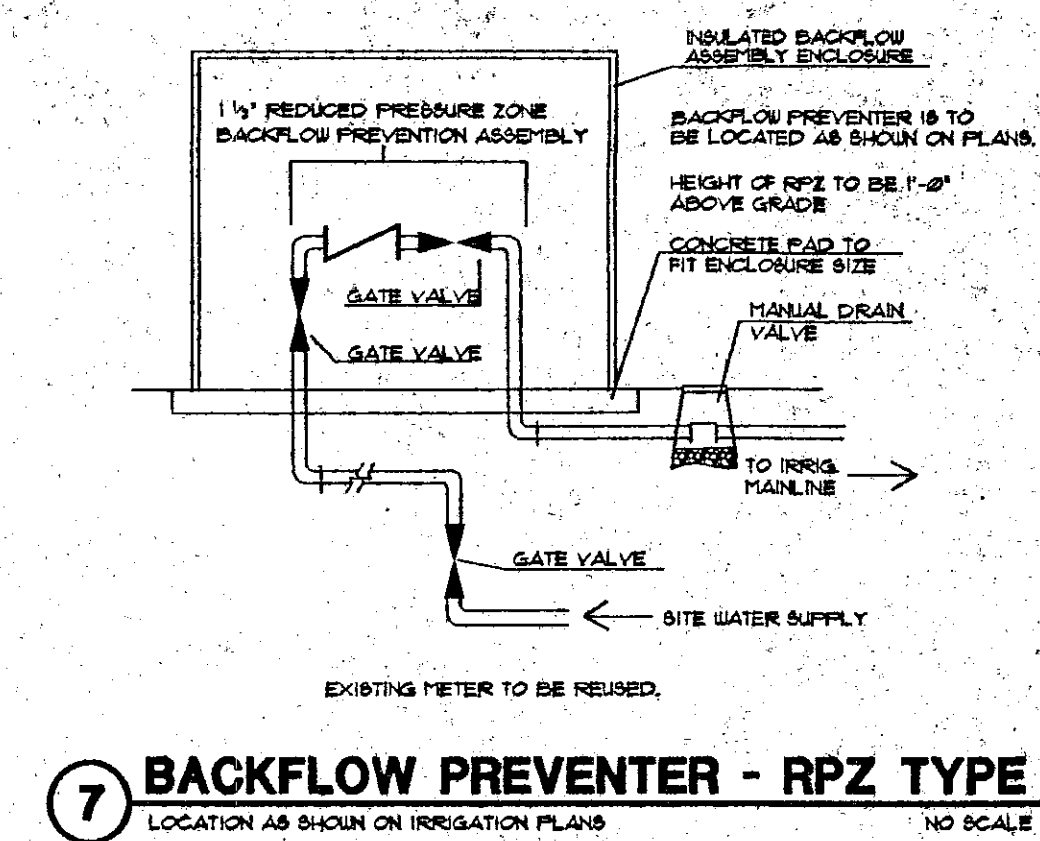
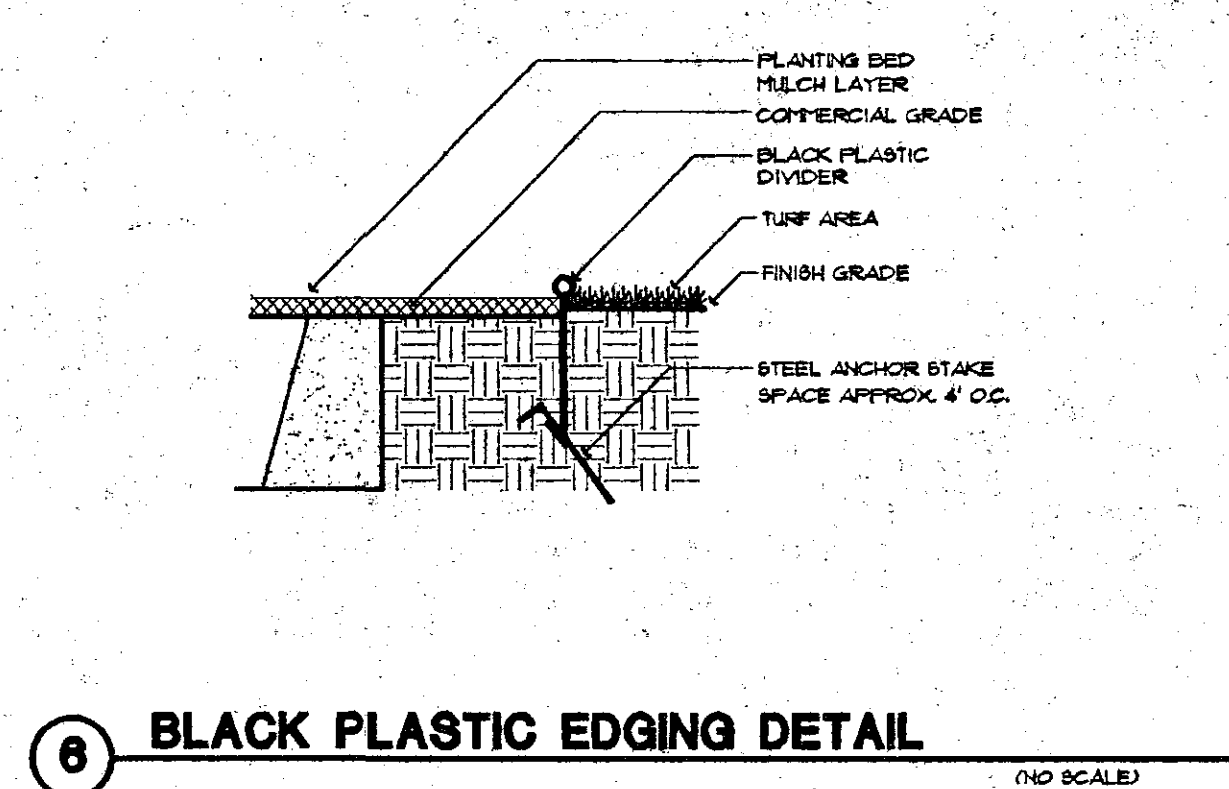
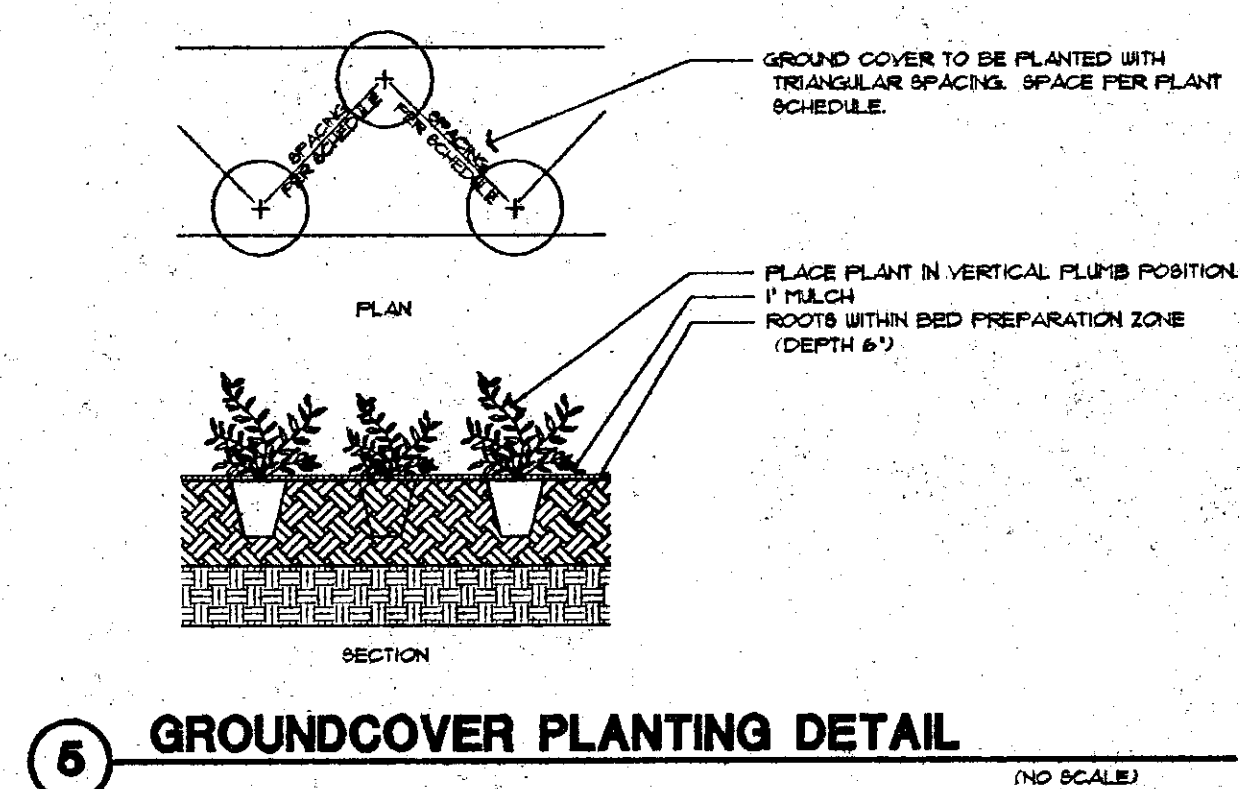
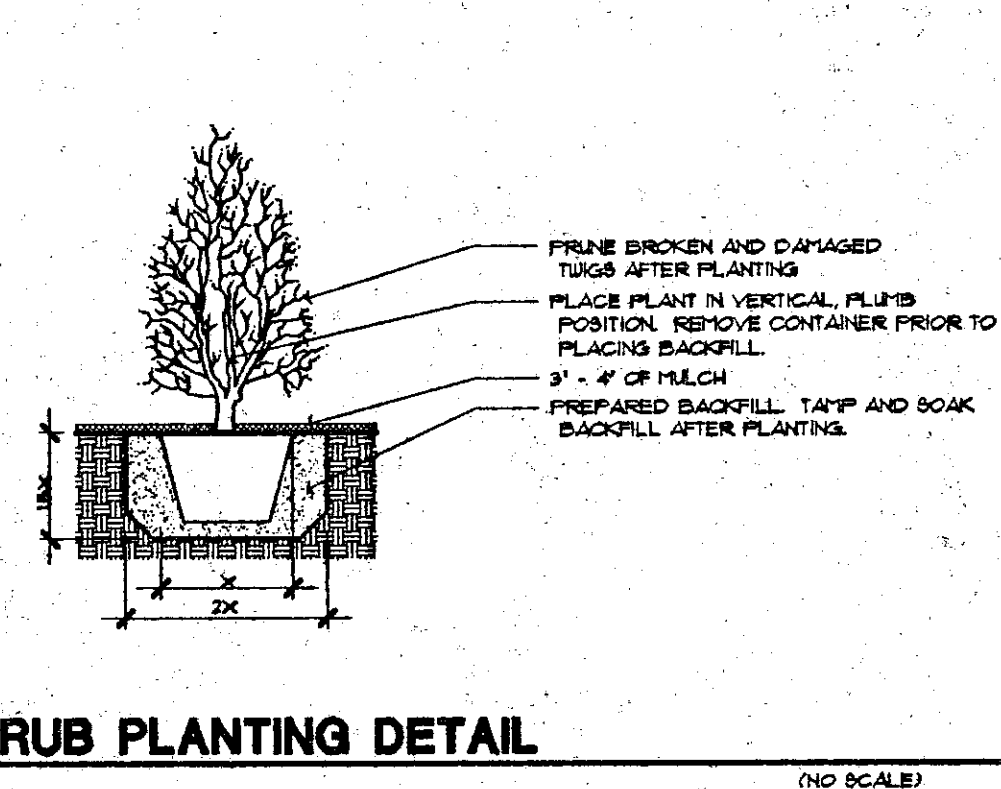
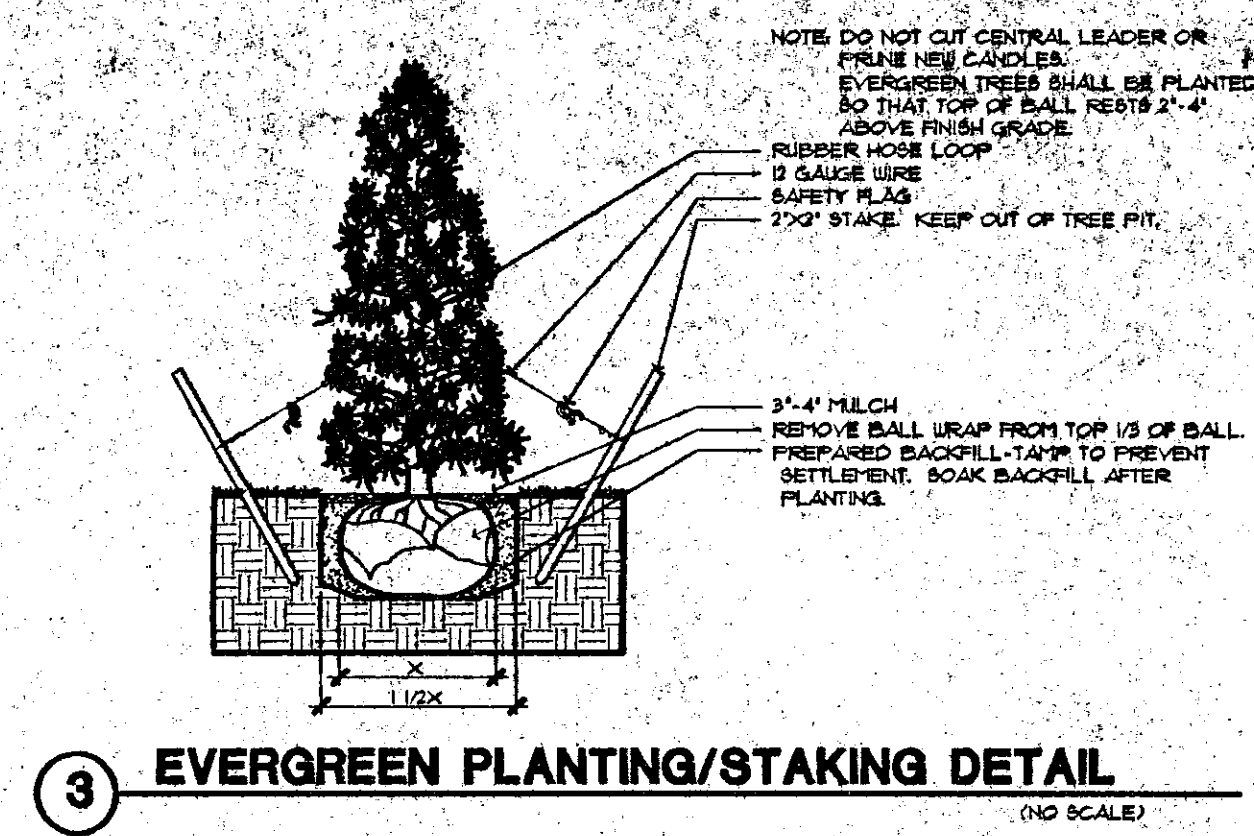
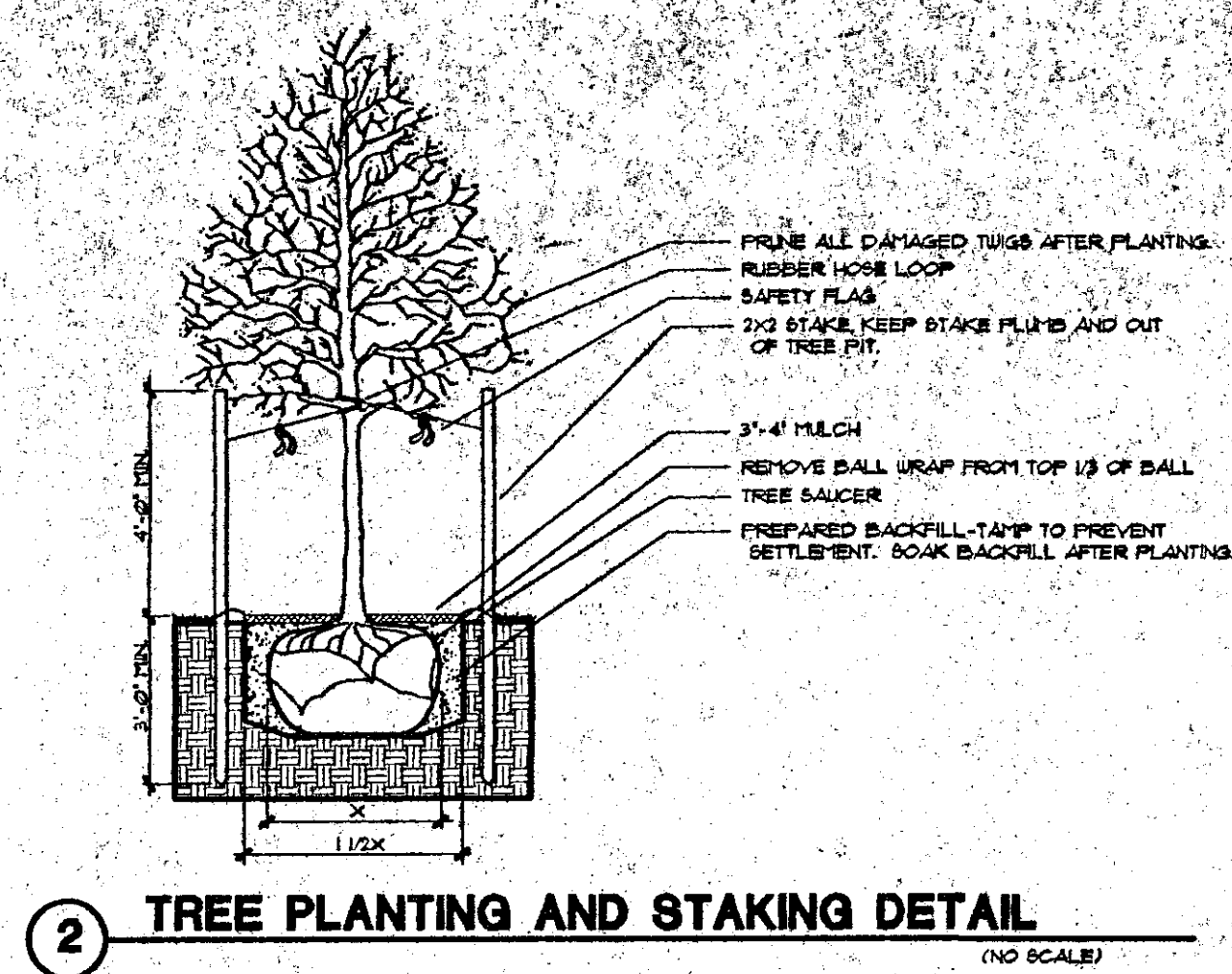
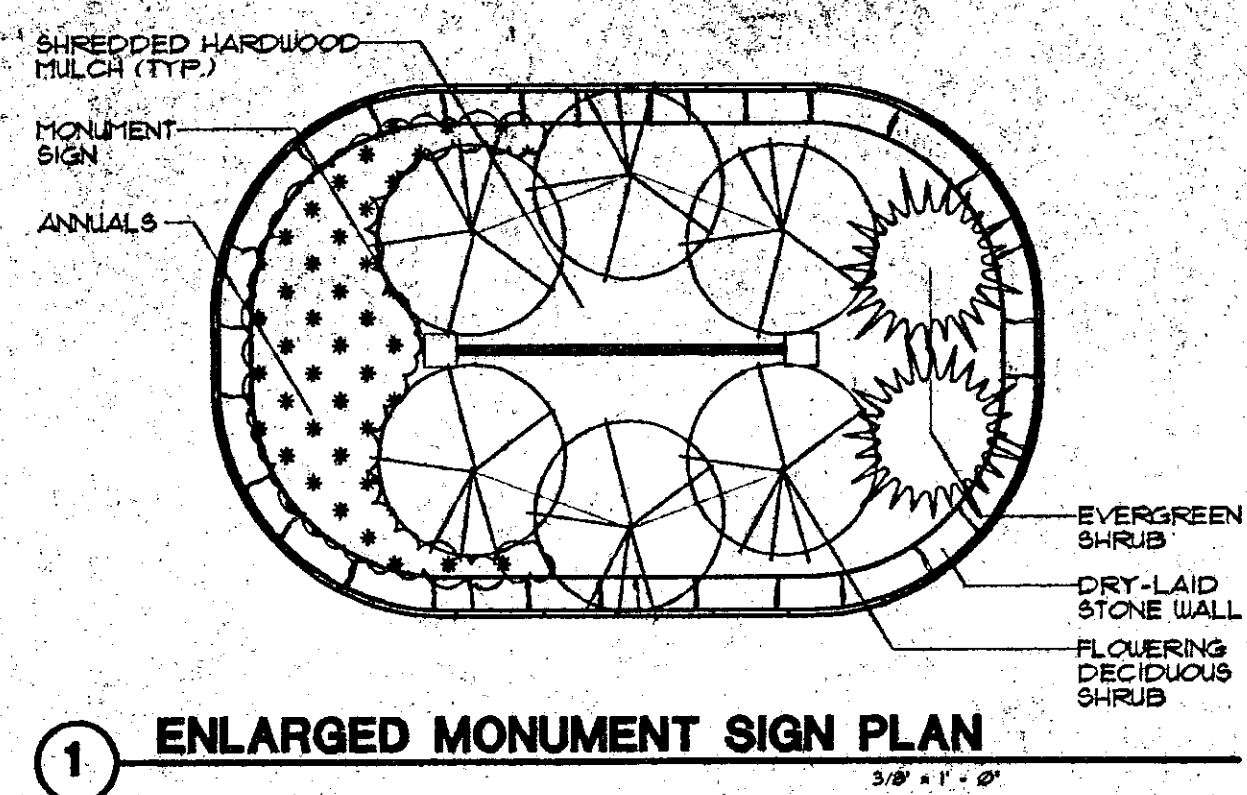
9211 E 21st N

RESIDENTIAL AND COMMERCIAL LANDSCAPE DESIGN

TREE TOP

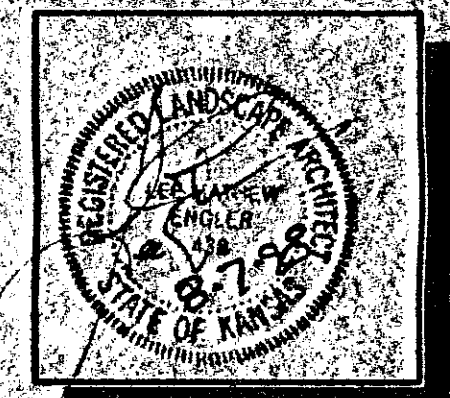
NURSERY & LANDSCAPING INC.
5910 E. 37th NORTH
WICHITA, KS 67220





Wilson Darnell Mann

architecture site planning interior design graphics
106 N. Washington
Wichita, Kansas 67202
316 262 4700
fax 316 262 0002



© copyright 1998
Wilson Darnell Mann PA

**CLARE BRIDGE
OF WICHITA**

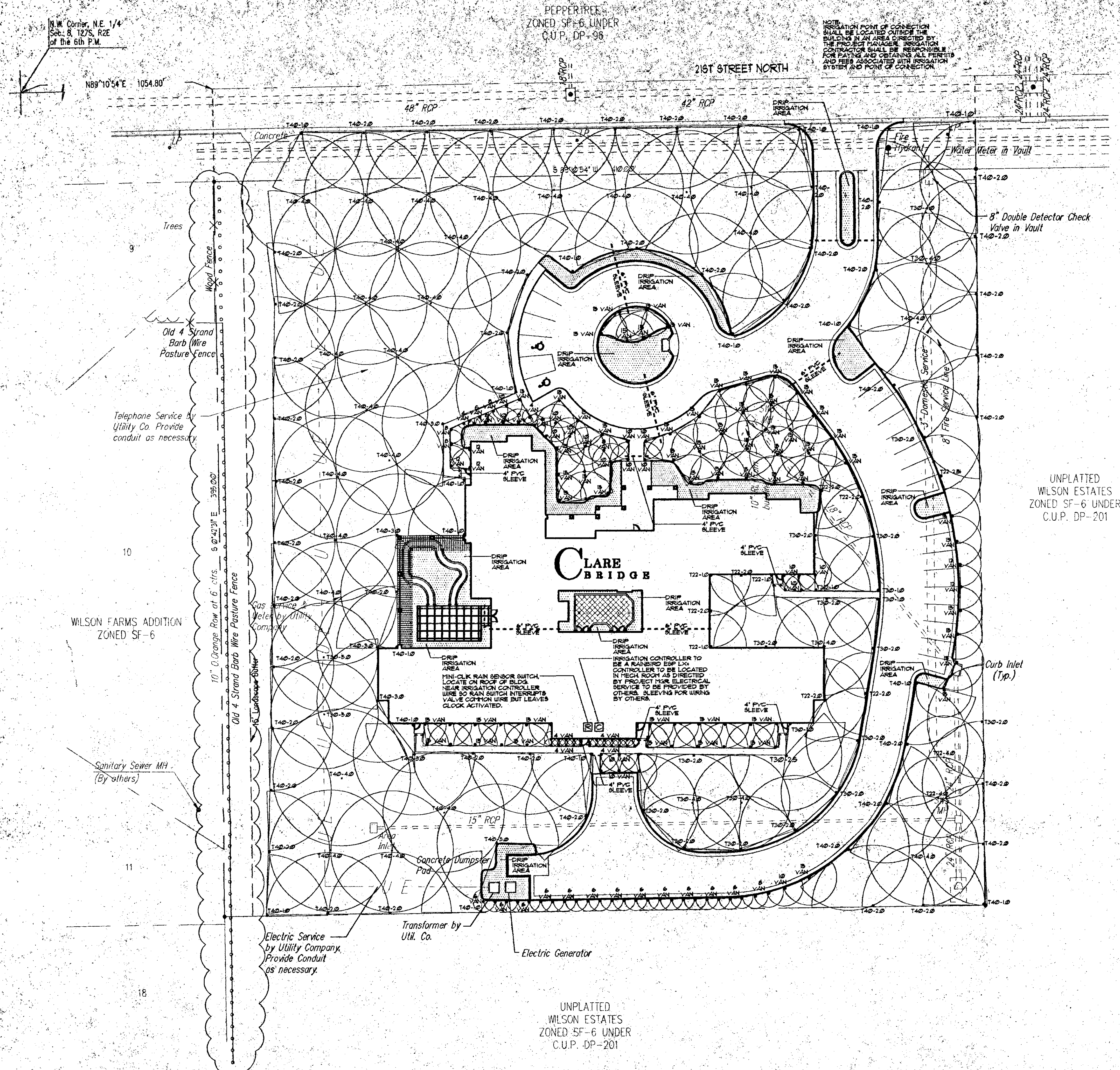
21st Street
Vichita, Kansas

PRINTS ISSUED
7/31/98

WDM No.	d.b.	bek
97103	c.b.	bek

**SITE
LANDSCAPE
DETAILS**

LS3



GENERAL IRRIGATION NOTES

- THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWING. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH THE SPECIFICATIONS, APPLICABLE CODES, AND REGULATIONS.
- ALL APPLICABLE PERMITS FOR IRRIGATION WITHIN THE RIGHT-OF-WAY, THE IRRIGATION CONTRACTOR SHALL SECURE AND/OR PAY ALL FEES REQUIRED BY LOCAL OFFICIALS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF ANY WORK. LOCATE EXACT UTILITY LOCATION BY CONTACTING UTILITY OWNERS. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE AT TIME OF BIDDING WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, CONTROLLERS, PIPING AND ACCESSORIES. VERIFY AVAILABLE STATIC PRESSURE AND SUPPLY VOLUME.
- CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND DESIGN ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MAXIMUM OF 40 GALLONS PER MINUTE.
- THE IRRIGATION CONTRACTOR SHALL SUBMIT PRESSURE LOSS CALCULATIONS FROM THE SITE WATER SUPPLY TO THE FURTHEST HEAD OF THE LARGEST ZONE AND FURTHEST HEAD FROM THE SITE WATER SUPPLY.
- IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORESEEN OBSTACLES AND UTILITY INSTALLATIONS.
- LOCATION OF POINT OF CONNECTION, IRRIGATION METER (IF REQUIRED), BLOWOUT VALVE, ISOLATION GLOBE VALVE, REQUIRED BACKFLOW PREVENTER (EITHER RPZ OR PVB MINIMUM), ENCLOSURE, RAINFREEZE SWITCH, AND MANUAL DRAIN VALVE IS TO BE COORDINATED WITH LOCAL AUTHORITIES AND CLAREBRIDGE PROJECT MANAGER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ABOVE ITEMS.
- SYSTEM IS TO CONSIST OF SEPARATE TURF AND SHRUB ZONES. EACH ZONE TYPE SHALL HAVE SEPARATE VALVES AND STATIONS ON THE CONTROLLER. SHRUB ZONES MAY CONSIST OF NETAFIM DRIP IRRIGATION OR SHRUB POP-UP SPRAY HEADS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ZONE PLANT MATERIALS WITH SIMILAR WATER REQUIREMENTS TOGETHER ON SAME VALVES, AND TO PROGRAM THE CONTROLLER FOR PROPER WATERING CYCLES FOR THOSE SHRUBS. TURF ZONES SHALL CONSIST OF POP-UP SPRAY HEADS OR ROTORS.
- CONTROLLER IS TO BE A RAIN BIRD ESP-LX SERIES HYBRID SOLID STATE TYPE WITH LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING DRIP STATIONS AND BE CAPABLE OF MULTIPLE VALVES PER STATION. CONTROLLER SHALL BE PLACED IN BUILDING AS DIRECTED BY CLAREBRIDGE PROJECT MANAGER.
- RAIN SENSOR AND FREEZE SWITCH SHALL BE LOCATED NEAR CONTROLLER ON ROOF OF BUILDING. WIRE SO SENSOR INTERRUPT VALVE COMMON AND LEAVES CLOCK ACTIVATED. INSTALL A RAIN BIRD RAINFREEZE SWITCH PER MANUFACTURER'S SPECIFICATIONS.
- MANUAL DRAIN VALVES ARE TO BE LOCATED AT THE ENDS AND LOW POINTS OF THE IRRIGATION MAINLINE. PLACE MANUAL VALVES IN LATCHABLE VALVE BOX FOR EASY ACCESS. PLACE ONE CUBIC FOOT OF GRAVEL BELOW VALVE.
- AUTOMATIC DRAIN VALVES ARE TO BE LOCATED AT ALL LOW POINTS IRRIGATION LATERAL LINES. WHERE LOW POINT IS AT END OF LINE LOCATE VALVE A MINIMUM OF 1' FROM END SPRINKLER HEAD. PLACE VALVES ON TOP OF ONE CUBIC FOOT OF FILL GRAVEL.
- PROVIDE PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADS. COBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIALS. COORDINATE TIMING AND PLACEMENT OF SLEEVING WITH STERLING COTTAGE PROJECT MANAGER.
- DRIP EMITTER ZONES REQUIRE A RAIN BIRD SERIES FSH-130X DRIP PRESSURE REGULATOR AND A RAIN BIRD REBY SERIES WYE FILTER WITH 200 MESH SCREEN LOCATE BEFORE EACH DRIP ZONE VALVE.
- EMITTER TUBE SHALL BE NETAFIM SELF-CLEANING, PRESSURE COMPENSATING EMITTER LINE OR APPROVED EQUIVALENT.
- NETAFIM PRESSURE COMPENSATING EMITTERS MAY BE USED WITH MICRO TUBING AND INSECT CAPS TO DIRECT WATER TO AREAS THAT REQUIRE SPOT IRRIGATION. INSECT CAPS SHOULD BE ELEVATED A MINIMUM OF 2" ABOVE GRADE.
- DRIP IRRIGATION LINE SHALL BE INSTALLED ABOVE GRADE BUT BENEATH MULCH. DRIP DISTRIBUTION PIPE SHALL BE SECURED TO GRADE BY THE USE OF "U" SHAPED STAKES.
- LINE FLUSHING VALVES ARE TO BE LOCATED AT THE ENDS OF EACH RUN OF NETAFIM DRIP EMITTER TUBING. INSTALL IN 6" VALVE BOX WITH 1 CUBIC FOOT FEA GRAVEL SURF.
- WHEN INSTALLING IRRIGATION PIPE ALONG CURBS OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURB AS POSSIBLE TO ALLOW FOR PLANTING TREES, SHRUBS, AND GROUND COVERS.
- ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.
- UPON COMPLETION OF INSTALLATION CONTRACTOR SHALL PROVIDE:
A) ACCURATE AND COMPLETE "AS-BUILT" PLAN OF IRRIGATION SYSTEM INCLUDING "AS-BUILT" ZONE MAP TO BE PLACED INSIDE CONTROL BOX. "AS-BUILT" PLANS SHALL BE TO THE SAME SCALE AS THE LAYOUT PLAN OR LARGER IF NEEDED FOR CLARITY.
B) ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM CONTROLLER AND FUNCTION.
C) TEN (10) PERCENT EXTRA OF EACH TYPE OF HEAD INSTALLED.

IRRIGATION LEGEND

- RAIN BIRD T-BIRD TURF ROTORS, FULL CIRCLE
- RAIN BIRD T-BIRD TURF ROTORS, PART CIRCLE
- RAIN BIRD 1804-FRS SERIES SPRINKLER, FULL CIRCLE
- RAIN BIRD 1804-FRS SERIES SPRINKLER, THREE-QUARTER CIRCLE
- RAIN BIRD 1804-FRS SERIES SPRINKLER, HALF CIRCLE
- RAIN BIRD 1804-FRS SERIES SPRINKLER, QUARTER CIRCLE
- RAIN BIRD 1804-FRS SERIES SPRINKLER, VARIABLE ARC NOZZLE
- RAIN BIRD 1804-FRS SERIES SPRINKLER, END STRIP
- RAIN BIRD 1804-FRS SERIES SPRINKLER, SIDE STRIP
- CONTROLLER TO BE LOCATED AS DIRECTED BY CLAREBRIDGE PROJECT MANAGER.
- PVC SLEEVE UNDER HARDSCAPE - SCHED. 40
- SHRUB ZONES TO BE IRRIGATED BY NETAFIM DRIP IRRIGATION OR SEPARATELY ZONED 180° SPRAY HEADS.

© 1991 CLAREBRIDGE
COPYRIGHTED MATERIAL
REPRINT OR UNAUTHORIZED
USE OR ALTERATION
PUNISHABLE BY LAW.

WICHITA, KANSAS SITE IRRIGATION PLAN



Wilson Darnell Mann

105 N. Washington
Wichita, Kansas 67202
316.262.1700
fax 316.262.0002

© copyright 1991
Wilson Darnell Mann PA

**CLARE BRIDGE
OF WICHITA**

21st Street
Wichita, Kansas

PRINTS ISSUED
7/31/98

WDM No. db. box
97103 c.b. box

**SITE
IRRIGATION
PLAN**

LS2



2077 N WEBB ROAD, WICHITA, KANSAS, 67208

[illegible]

SOD AND LANDSCAPE BEDS SHALL BE IRRIGATED WITH AN AUTOMATIC MOISTURE SENSING SPRINKLERS SYSTEM

PARKING LOT SCREENING AND LANDSCAPING - NOT REQUIRED

212 = LIN. FT. OF ADJUTING PROPERTY
12 = LIN. FT. OF SETBACK

212 = LIN. FT OF ADJUTING PROPERTY
40 = LIN. FT PER BUFFER TREE

6 = TOTAL BUFFER TREES REQUIRED
AND REQUIREMENTS

BUFFER REQUIREMENTS = 1.5 TIMES THE STANDARD REQUIREMENT

6 = TOTAL BUFFER TREES REQUIRED
1.5 = THICK END STANDARD

9 = TOTAL BUFFER TREES REQUIRED

4 = TOTAL BUFFER SHADE TREES PROVIDED

LANDSCAPE PLAN

APPROVED 11/27/13 BY NES

DP-201

MARD copy 2012



SCALE: 1" = 20'-0"



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

April 25, 2019

Paul R. Hoover and Cheri M. Hoover
8310 Bridlewood Street
Wichita, KS 67206

Wilson Farms Residential Master Association
Attn: Steve Brown
8100 E. 22nd Street N., Bldg. 2100-3
Wichita, KS 67226

MKEC Engineering, Inc.
Attn: Brian Lindebak
411 N. Webb Road
Wichita, KS 67206

RE: CUP2019-00004 – City Administrative Adjustments to Wilson Estates Residential CUP DP-201 as a result of modifications of a replat SUB2019-01.

Legal Description: All of the Wilson Farms 5th Addition, Wichita, Sedgwick County, Kansas

Dear Applicants:

We received and reviewed your request for an Administrative Adjustment CUP2019-04 to reflect a replat SUB2019-01 of Wilson Estates Residential Community Unit Plan DP-239 as follows:

- Adjusted Parcel boundaries and revised lot lines per replat.
- Adjusting corresponding Parcel Areas (Parcels 3 and 4).
- Modified Parcel Descriptions as follows:

Parcel 3:

Proposed Uses – Single Family ~~Patio Homes, Zero Lot Line, Duplex and Recreational Uses and Facilities~~

Gross Area: ~~5.40 Acres~~ 2.82 Acres.

Maximum Dwelling Units – ~~22~~ 2

Density – ~~4.0~~ 0.71 DU/Acre

Maximum Building Height = 35 feet

Setback – See General Provision #4

Parking – As per City Code

Parcel 4:

Proposed Uses – Single Family, Church and Recreational Uses and Facilities

Gross Area: ~~47.8 Acres~~ 50.37 Acres.

Maximum Dwelling Units – 45

Density – 2.0 DU/Acre

Maximum Building Height = 35 feet
Setback – See General Provision #4
Parking – As per City Code

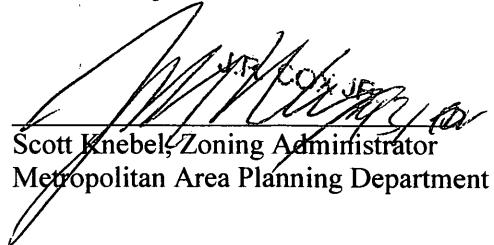


FILE COPY

Our signatures below indicate that the CUP shall be adjusted as stated in this letter. This CUP adjustment shall not be deemed to alter any other provisions of the CUP except as expressly stated herein.

The “Development Application” sign should now be removed from the property. Please submit four (4) copies of the revised CUP drawing within 60 days in order for this adjustment to be considered final.


Dale Miller, Director
Metropolitan Area Planning Department


Scott Knebel, Zoning Administrator
Metropolitan Area Planning Department

cc: MABCD
Becky Tuttle, CM District II
Cory Buchta, CSR, District II